

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-134</u>	<u>NEW BIRTH BAPTIST CHURCH, INC.</u>
<u>02-135</u>	<u>PALMS CONVALESCENT CARE, INC.</u>
<u>05-099</u>	<u>ANDREW GERRITS</u>
<u>05-172</u>	<u>GALICEAN ENTERPRISES, INC.</u>
<u>05-356</u>	<u>MAYOR REALTY, INC. & JOSE M. ALVAREZ</u>
<u>05-380</u>	<u>WALGREENS CO.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/5/05 TO THIS DATE:

HEARING NO. 05-9-CZ8-3 (05-99)

12-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: ANDREW GERRITS

- (1) The applicant is requesting to permit a duplex residence setback a minimum of 5.3' from the interior side (north) property line (6' required).
- (2) The applicant is requesting to permit a duplex residence resulting in a lot coverage of 36% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. Andrew T. Gerrits," as prepared by Bahr Culpepper & Associates, dated signed and sealed 3/10/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 60' of the north 310' in Block 1, ROSE BOWER, AMENDED PLAT, Plat book 32, Page 41.

LOCATION: 8201-03 N.W. 5 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 135'

PRESENT ZONING: RU-2 (Two Family Residential)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/17/06 TO THIS DATE:

HEARING NO. 05-12-CZ8-2 (05-172)

23-53-40
Council Area 8
Comm. Dist. 12

APPLICANT: GALICEAN ENTERPRISES, INC.

- (1) Applicant is requesting to permit an office building setback 23.33' (31' required) from the side street (south) property line.
- (2) Applicant is requesting to permit the office building setback 2.5' (5' required where openings are provided in the wall adjacent to the interior side property line) from the interior side (north) property line.
- (3) Applicant is requesting to permit a landscape open space of 26% (30.15% required).
- (4) Applicant is requesting to permit 495 parking spaces (552 required).
- (5) Applicant is requesting to permit 272 parking spaces to be 8' in width (8.5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 through #4 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) and approval of requests #1 through #5 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Office Building for Galicean Enterprises, Inc.," as prepared by Richard Cortes, Architect, dated received 8/16/05 and Sheets A-2.1/A2.2 dated revised 8/23/05; consisting of a total of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 577.5' of the south ½ of Tract 30, FLORIDA FRUITLANDS CO. SUB. #1, Plat book 2, Page 17, less the east 35' and less the south 35' for right-of-way in Section 23, Township 53 South, Range 40 East.

LOCATION: 5500 N.W. 74 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.62 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

[<Top>](#)

THE FOLLOWING HEARING WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS & REVISED TO COMMUNITY ZONING APPEALS BOARD #8 ON 11/4/04:

HEARING NO. 04-2-CC-2 (02-135)

20-52-42
Council Area 8
Comm. Dist. 2

APPLICANT: PALMS CONVALESCENT CARE, INC.

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit the expansion of an existing non-conforming use; to wit: a 25-bed expansion to a nursing home.
- (2) Applicant is requesting to permit a lot coverage of 42.63% (40% maximum allowed).
- (3) Applicant is requesting to permit 35 parking spaces (61 parking spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Plaza North," as prepared by Joseph B. Kaller & Assoc., consisting of 4 pages dated stamped received 8/17/05 and landscape plan as prepared by Bruce E. Cummins, Landscape Architect, dated stamped received 8/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 201 and 202, of ARCH CREEK ESTATES, Plat book 46, Page 73.

LOCATION: 14601 N.E. 16 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.54 Acres

PRESENT ZONING: BU-1 (Business – Neighborhood)

[<Top>](#)

APPLICANT: NEW BIRTH BAPTIST CHURCH, INC.

- (1) UNUSUAL USE to permit a community center.
- (2) USE VARIANCE to permit an automatic changing sign totaling 84 sq. ft. in the RU-1 zone, as would be allowed in the BU-1A zone.
- (3) Applicant is requesting to permit the automatic changing sign to setback 8' (15' required) from the front (east) property line.
- (4) MODIFICATION of Condition #2 of Resolution CZAB8-8-99, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'A New Facility for The New Birth Baptist Church,' as prepared by Paul & Assoc., Inc., consisting of nine sheets and dated 2-3-99 and floor plan entitled 'New Birth Baptist Church Alice Hall,' as prepared by Merv Weinstein, A. I. A., Architect & Planner, dated 1/6/99, and a landscaping plan entitled 'New Birth Baptist Church,' as prepared by Rosenberg Design Group, dated 2/3/99 and consisting of one sheet, except as herein modified to include two rows of trees, staggered, one row on the property between the parking spaces and the south property line, and one row in the right-of-way along the south property line, and planted 30' on center and to show all parking spaces on hard surface and to reduce the height of the steeple to 31 feet maximum."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'A New Facility for the New Birth Baptist Church,' as prepared by Paul & Assoc., Inc., consisting of 9 sheets and dated 2-3-99 and floor plan entitled 'New Birth Baptist Church Alice Hall,' as prepared by Merv Weinstein, A. I. A., Architect & Planner, dated 1/6/99, and a landscaping plan entitled 'New Birth Baptist Church,' as prepared by Rosenberg Design Group, dated 2/3/99 and consisting of one sheet, except as herein modified to include two rows of trees, staggered, one row on the property between the parking spaces and the south property line, and one row in the right-of-way along the south property line, and planted 40' on center and to show all parking spaces on hard surface and to reduce the height of the steeple to 31 feet maximum and plans entitled 'The Carrie P. Meek Vision to Victory Family Life Center at New Baptist Church Cathedral of Faith International,' as prepared by Arc-Tech Associates, Inc., consisting of 4 sheets and Rosenberg Design Group consisting of 3 sheets all dated stamped received 11/15/05 and plans entitled 'Pylon Sign Location for The New Birth Baptist Church,' as prepared by Arc-Tech Associates, Inc., dated stamped received 12/16/05 and consisting of 2 sheets."

The purpose of request #4 is to allow the applicant to modify the previously approved religious facility/private school/day care center plan to add a community center and a new 2-story classroom building.

CONTINUED ON PAGE TWO

APPLICANT: NEW BIRTH BAPTIST CHURCH, INC.

PAGE TWO

- (5) MODIFICATION of Conditions #7 & #8 of Resolution CZAB8-8-99, passed and adopted by Community Zoning Appeals Board #8, reading as follows:

FROM: "7. That the private school use be approved and restricted to a maximum of 82 students."

TO: "7. That the private school use be approved and restricted to a maximum of 225 students."

FROM: "8. That the day nursery use shall be restricted to a maximum number of 651 children."

TO: "8. That the day nursery use shall be restricted to a maximum number of 213 children."

The purpose of request #5 is to allow the applicant to increase the number of students for the private school and decrease the number of children for the day nursery for a total of 438 students.

- (6) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6'11" high column and ornamental fence along the property lines up to the edge of a driveway and within the safe sight distance triangle.
- (7) Applicant is requesting to permit an 8' high chain link fence (6' permitted) along the rear (west) property line.
- (8) Applicant is requesting to permit parking areas and drives within 25' of the rights-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 & #5 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 & #6-8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 74.45' of the north ½ of the NE ¼, of the NW ¼, of Section 27, Township 52 South, Range 41 East, LESS AND EXCEPT:

All that portion of the NW ¼ of Section 27, Township 52 South, Range 41 East, being more particularly described as follows:

Begin at the Northeast corner of the NW ¼, of said Section 27; thence run S/ly along the east line of the NW ¼ of said Section 27 for 661.16' to the Southeast corner of the north ½ of the NE ¼ of the NW ¼ of said Section 27; thence run W/ly along the south line of the north ½ of the NE ¼ of the NW ¼ of said Section 27 for 75.55' to a point; thence run N/ly along a line that is 75.55' west of and parallel to the east line of the NW ¼ of said Section 27 for 25' to the Point of

CONTINUED ON PAGE THREE

APPLICANT: NEW BIRTH BAPTIST CHURCH, INC.

PAGE THREE

curvature with a curve concave to the Northwest; thence run NE/ly along the arc of said curve having a radius of 25', through a central angle of 91°15'24" for an arc distance of 39.82' to the Point of tangency with a line that is 50' west of and parallel to the east line of the NW ¼ of said Section 27; thence run N/ly along the said line that is 50' west of and parallel to the east line of the NW ¼ of said Section 27 for 546.14' to the Point of curvature with a curve to the left; thence run NW/ly along the arc of said curve having a radius of 25', through a central angle of 88°44'13" for an arc distance of 38.72' to the Point of tangency with a line that is 40' south of and parallel to the north line of the NW ¼ of said Section 27; thence run N/ly along a line that is 74.45' west of and parallel to the east line of the NW ¼ of said Section 27 for 40' to the Point of intersection with the north line of the NW ¼ of said Section 27; thence run E/ly along the said north line of the NW ¼ of Section 27 for 74.45' to the Point of beginning.

LOCATION: 2300 N.W. 135 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.8 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

[<Top>](#)

APPLICANTS: MAYOR REALTY, INC. & JOSE M. ALVAREZ

- (1) BU-1 & BU-3 to RU-2
- (2) Applicants are requesting to permit 4 duplex residential lots each with a lot frontage of 40' (75' required) and each with a lot area of 5,160 sq. ft. (7,500 sq. ft. required).
- (3) Applicants are requesting to permit the 4 duplex residences each with a lot coverage of 37.8% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New 1 Story Duplex," as prepared by Tony Fernandez, Architect, dated 10/18/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 10 – 13, Block 26, AMENDED PLAT OF HIALEAH HEIGHTS, Plat book 28, Page 24.

LOCATION: Approximately 80' west of N.W. 27 Avenue & south of N.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 160' x 129'

BU-1 (Business – Neighborhood)
BU-3 (Business – Liberal)
RU-2 (Two-Family Residential)

[<Top>](#)

HEARING NO. 06-3-CZ8-3 (05-380)

35-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: WALGREENS CO.

USE VARIANCE to permit an automatic changing sign on a 1.9 acre BU-1 & RU-1 zoned site (BU-1A zoning on a minimum 10 acres required).

Plans are on file and may be examined in the Zoning Department entitled "Survey," as prepared by Florida International Land Surveyor, Inc., dated received 7/6/05 and "Walgreens Electronic Readerboard," as prepared by ICON, consisting of 1 sheet dated stamped received 7/6/05 and 2 sheets dated 9/15/05 and consisting of a total of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 4 – 15, GRATIGNY PLACE, Plat book 45, page 10.

LOCATION: 750 N.W. 119 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.9 Acres

PRESENT ZONING: RU-1 (Single-Family Residential)
BU-1A (Business – Limited)
BU-2 (Business – Special)
BU-3 (Business – Liberal)

[<Top>](#)